| 043.0 | 0001 | 0011.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card / | Total Parcel |
|---|---|---|
| APPRAISED: | 1,021,600 / | 1,021,600 |
| USE VALUE: | 1,021,600 / | 1,021,600 |
| ASSESSED: | 1,021,600 / | 1,021,600 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 133 | -135 | FRANKLIN ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | CACCIAMANI VINCENT J |
| Owner 2: | GANAT LAURA C |
| Owner 3: | |
| Street 1: | 135 FRANKLIN ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | CACCIAMANI VINCENT--ETAL - |
| Owner 2: | CACCIAMANI CAROL - |
| Street 1: | 133 FRANKLIN ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 9,839 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 2512 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 104 | 9839.000 | 444,800 | 4,700 | 572,100 | 1,021,600 |
| Total Card | 0.226 | 444,800 | 4,700 | 572,100 | 1,021,600 |
| Total Parcel | 0.226 | 444,800 | 4,700 | 572,100 | 1,021,600 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 406.69 | /Parcel: 406.6

## Legal Description

## User Acct

29908

## GIS Ref

## GIS Ref

## Insp Date

11/10/18

Entered Lot Size

Total Land:

Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID 043.0-0001-0011.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 104 | FV | 445,000 | 4700 | 9,839. | 572,100 | 1,021,800 | 1,021,800 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 343,700 | 4700 | 9,839. | 607,900 | 956,300 | 956,300 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 343,700 | 4700 | 9,839. | 443,400 | 791,800 | 791,800 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 321,900 | 4700 | 9,839. | 386,200 | 712,800 | 712,800 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 321,900 | 4700 | 9,839. | 329,000 | 655,600 | 655,600 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 285,900 | 4700 | 9,839. | 321,800 | 612,400 | 612,400 | Year End Roll | 12/11/2014 |
| 2014 | 104 | FV | 285,900 | 4700 | 9,839. | 264,600 | 555,200 | 555,200 | Year End Roll | 12/16/2013 |
| 2013 | 104 | FV | 297,800 | 4700 | 9,839. | 251,700 | 554,200 | 554,200 | | 12/13/2012 |

!3622!

## PRINT

| Date | Time |
|---|---|
| 12/10/20 | 18:49:45 |

## LAST REV

| Date | Time |
|---|---|
| 04/09/19 | 14:35:38 |

apro

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3622

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| CACCIAMANI VINC | 39740-21 | | 6/30/2003 | Family | | No | No | | |
| | 8096-92 | | 1/1/1901 | Family | | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 29908 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 12/29/2010 | 2439 | New Wind | 4,873 | | | | | |
| 6/3/2009 | 433 | Wood Dec | 4,100 | | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/10/2018 | MEAS&NOTICE | HS | Hanne S |
| 4/16/2009 | Measured | 372 | PATRIOT |
| 11/10/2000 | Hearing Chag | 189 | PATRIOT |
| 3/1/2000 | Measured | 268 | PATRIOT |
| 12/1/1988 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | Two Family | | 9839 | | Sq. Ft. | Site | | 0 | 80. | 0.73 | 1 | | | | | | | | | 572,134 | | | | | | 572,100 | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.22587 | Total SF/SM: | 9839 | Parcel LUC: | 104 | Two Family | Prime NB Desc: | ARLINGTON | |
| Total: | 572,134 | Spl Credit | | Total: | 572,100 | | | | |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 13 - Multi-Garden | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 2 | Total: | 2 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | LT. YELLOW | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1926 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G12 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | 1 - Drywall | 50 | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 20 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 2 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 31 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 170.00 |
| Size Adj.: | 1.06799364 |
| Const Adj.: | 0.97806144 |
| Adj $ / SQ: | 177.576 |
| Other Features: | 101500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 644666 |
| Depreciation: | 199846 |
| Depreciated Total: | 444819 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 13 | BRs: | 4 | Baths: | 2 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 2 | |
| 1 | 7 | 2 | |
| | | | |
| | | | |
| | | | |
| Totals | | | |
| 2 | 13 | 4 | |

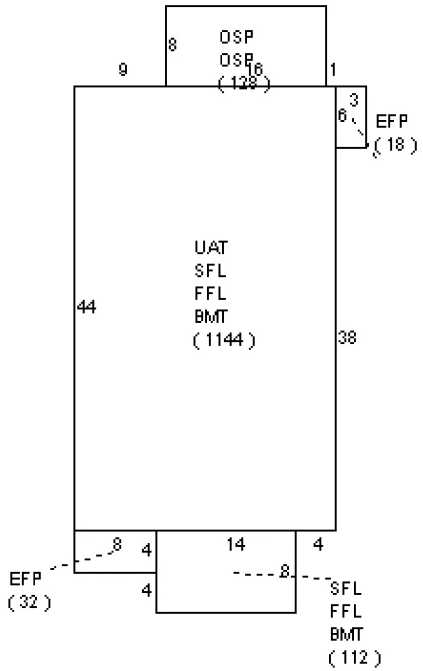
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 177.58 |
| Special Features: | 0 | Val/Su Net: | 102.02 |
| Final Total: | 444800 | Val/Su SzAd | 177.07 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,256 | 53.270 | 66,911 |
| FFL | First Floor | 1,256 | 177.580 | 223,035 |
| SFL | Second Floor | 1,256 | 177.580 | 223,035 |
| UAT | Upper Attic | 286 | 71.030 | 20,315 |
| OSP | Screen Porch | 256 | 24.690 | 6,320 |
| EFP | Enclos Porch | 50 | 71.010 | 3,550 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 4,360 | | | Total: | 543,166 |
| Size Ad | 2512 | Gross Are | 5218 | FinArea | 2512 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 043.0-0001-0011.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 18X20 | A | AV | 1960 | 21.94 | T | 40 | 104 | | | 4,700 | | | 4,700 |

| More: | N | Total Yard Items: | 4,700 | Total Special Featues: | | Total: | 4,700 |
|---|---|---|---|---|---|---|---|